



**Order Filed on January 12, 2018
by Clerk
U.S. Bankruptcy Court
District of New Jersey**

UNITED STATES BANKRUPTCY COURT
DISTRICT OF NEW JERSEY
TRENTON VICINAGE

Caption in Compliance with D.N.J. LBR 9004-
2(c)

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In Re:

Crystal Burns,

Debtor(s).

Case No.: 17-31382 VFP
Chapter: 7
Hearing Date: January 09, 2018
Judge: Vincent F. Papalia

ORDER VACATING STAY

The relief set forth on the following page is hereby ORDERED.

DATED: January 12, 2018



**Honorable Vincent F. Papalia
United States Bankruptcy Judge**

Upon the motion of Wilmington Savings Fund Society, FSB, doing business as Christiana Trust, not in its individual capacity, but solely as trustee for BCAT 2015-13AIT ("Movant"), under Bankruptcy Code section 362(a) for relief from the automatic stay as to certain property as hereinafter set forth, and for cause shown, it is

ORDERED that the automatic stay is vacated to pennit the movant to institute or resume and prosecute to conclusio n one or more actions in the court(s) of appropriate jurisdiction to pursue the movant's rights in the following:

 j Real property more fully described as:

308 Hamilton Pl, Unit 23, Hackensack, New Jersey 07601

 Personal property more fully described as:

ORDERED, that Movant is permitted to engage in loss mitigation activity with the Debtors, including short payoff, short sale, and the obtaining of a deed in lieu of foreclosure; and it is further

ORDERED, all communications sent by Movant in connection with proceeding against the property including, but not limited to, notices required by state law and communications to offer and provide information with regard to a potential Forbearance Agreement, Loan Modification, Refinance Agreement, Loss Mitigation Agreement, or other Loan Workout, may be sent directly to Debtor; and it is further

ORDERED that this order shall survive any conversion; and it is further

ORDERED that the movant may join the debtors and any trustee appointed in this case as defendants in its action(s) irrespective of any conversion to any other chapter of the Bankruptcy Code.

Certificate of Notice Page 4 of 4
United States Bankruptcy Court
District of New Jersey

In re:
Crystal Burns
Debtor

Case No. 17-31382-VFP
Chapter 7

CERTIFICATE OF NOTICE

District/off: 0312-2

User: admin
Form ID: pdf903

Page 1 of 1
Total Noticed: 1

Date Rcvd: Jan 12, 2018

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Jan 14, 2018.

db +Crystal Burns, 308 Hamilton Place Unit 23, Hackensack, NJ 07601-3679

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.
NONE. TOTAL: 0

***** BYPASSED RECIPIENTS *****

NONE. TOTAL: 0

Addresses marked '+' were corrected by inserting the ZIP or replacing an incorrect ZIP.
USPS regulations require that automation-compatible mail display the correct ZIP.

Transmission times for electronic delivery are Eastern Time zone.

I, Joseph Speetjens, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.

Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed. R. Bank. P. 2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.

Date: Jan 14, 2018

Signature: /s/Joseph Speetjens

CM/ECF NOTICE OF ELECTRONIC FILING

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on January 12, 2018 at the address(es) listed below:

Howard B. Leopold on behalf of Creditor Prospect Commons Condominium Association
howard@goodmanleopoldlaw.com

Karen B. Olson on behalf of Creditor Wilmington Savings Fund Society, FSB, doing business as
Christiana Trust, not in its individual capacity, but solely as trustee for BCAT 2015-13ATT
kbo@kkmllp.com, nmm@kkmllp.com

Rebecca Ann Solarz on behalf of Creditor Toyota Motor Credit Corporation
rsolarz@kmlawgroup.com

Russell L. Low on behalf of Debtor Crystal Burns rbear611@aol.com,
ecf@lowbankruptcy.com;r57808@notify.bestcase.com

Steven P. Kartzman kartztee@optonline.net,
jzapata@msklaw.net;njl6@ecfcbis.com;jloewenstein@msklaw.net
U.S. Trustee USTPRegion03.NE.ECF@usdoj.gov

TOTAL: 6